

ORDINANCE NO. ____ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING OF PROPERTY LOCATED ON THE SE SIDE OF FLYER DRIVE, 2,400 FEET EAST OF SHREVEPORT-BARKSDALE HWY, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-1D, URBAN, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, URBAN, MULTI-FAMILY RESIDENCE DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the SE side of Flyer Drive, 2,400 feet east of Shreveport-Barksdale Hwy, Shreveport, Caddo, LA., legally described below, be and the same is hereby changed from R-1D, Urban, One-Family Residence District, to R-3, Multi-Family Residence District.

A tract of land in Sects 4 and 9, T17N, R13W, Caddo and Bossier Parishes, LA, more fully described as: Commencing at the most N'y corner of Lot 4, Shreve City, for the POB; thence proceed N6°40'57"E along a boundary agreement line, Caddo Parish, LA, 368.93 feet to the west R/W of Clyde Fant Memorial Pkwy; thence proceed along said R/W S39°44'54"E 504 feet; thence proceed S43°13'15"E 617.41 feet; thence proceed along a curve to the right, having a radius of 1709.80 feet (Chord Bearing S42°52'6"E 21.04 feet) an Arc Length of 21.04 feet; thence leaving said R/W proceed S46°44'9"W 1517.51 feet; thence proceed N73°24'6"W 502.14 feet to boundary agreement line; thence proceed along boundary agreement line the following 5 courses and distances: N46°34'14"E 271.85 feet, N66°19'7"E 130.80 feet, N26°36'37"E 840.40 feet, N19°19'58"E 201.15 feet and N6°40'57"E 203.80 feet to the POB, containing 24.308 acres M/L.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT - APRIL 4, 2012**

rm

CASE NO:	C-16-12: 2500 Block Flyer Drive	District: C/O.Jenkins
APPLICANT:	HARBOR CLUB APARTMENTS, L.L.C.	District: 4/Linn
LAND OWNER:	Nour Enterprises, L.L.C.	
LOCATION:	SE'ly side of Flyer Drive 2,400' east of Shreveport-Barksdale Highway	
ZONING:	R-1D to R-3	
PROPOSED:	Apartments, or other uses within this zoning classification	

GENERAL INFORMATION

- The applicant is requesting to rezone this site from R-1D Single Family Residence District to R-3, Multi-Family Residence District to permit
- Property to the north, west and south is zoned R-3 with part of the southerly portion zoned R-1D
- There are existing apartments surrounding this site

SITE PLAN CONSIDERATIONS

- Site plan shows 24.308 acres or 1,058,871 sq. ft. of property with 617' of frontage on Flyer Drive and a total depth of 1861' ±
- There are 11 apartment buildings and a club house proposed for this site
- The apartments will range from 800 sq. ft. for one bedroom to 1,300 sq. ft. for 3 bedroom
- Total number of units 248 parking spaces provided 613
- Parking and landscaping appear to be adequate

PUBLIC'S ASSESSMENT

There was no opposition present.

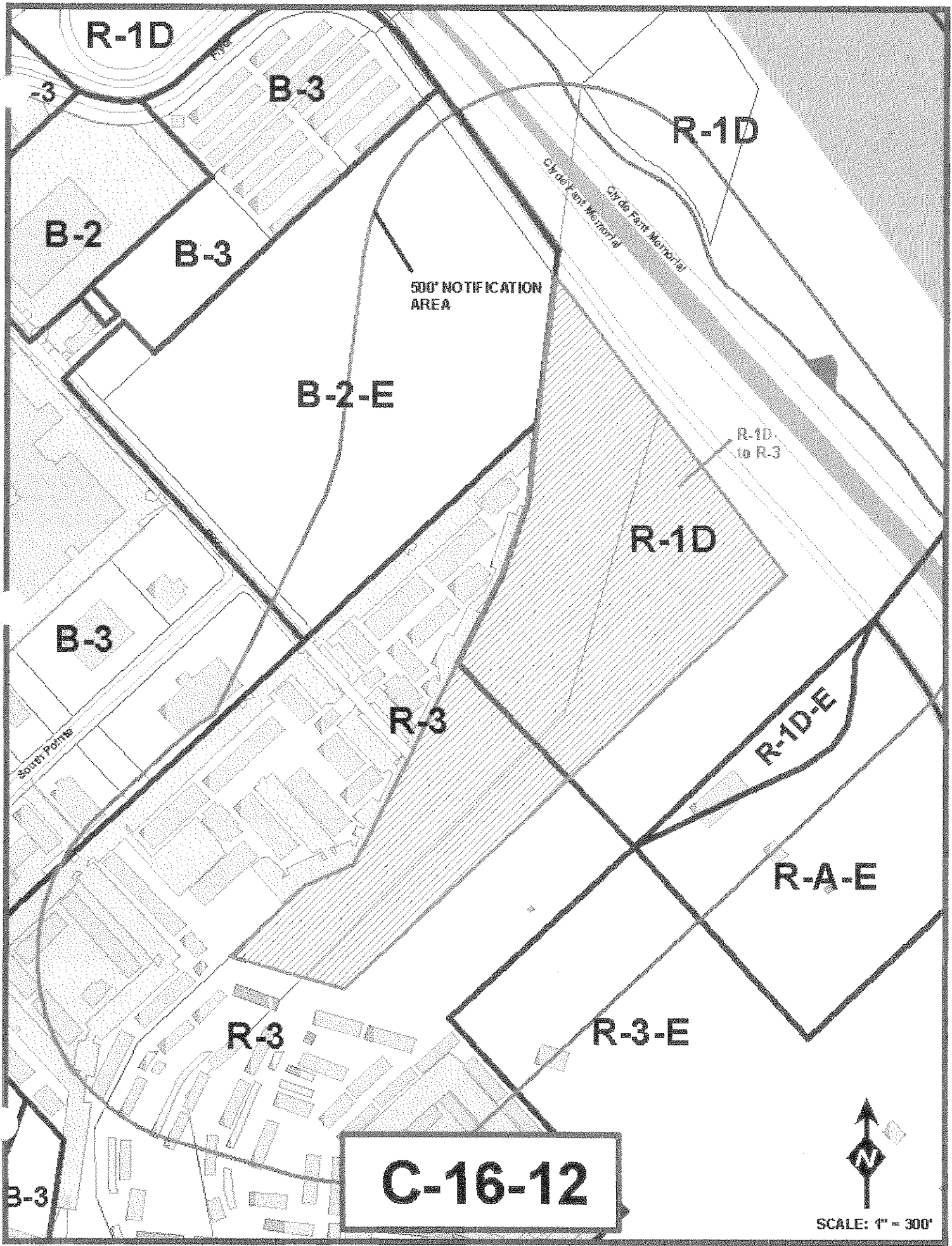
BOARD'S DECISION

The Board voted 9-0 to recommend approval of the application subject to compliance with the following stipulation:

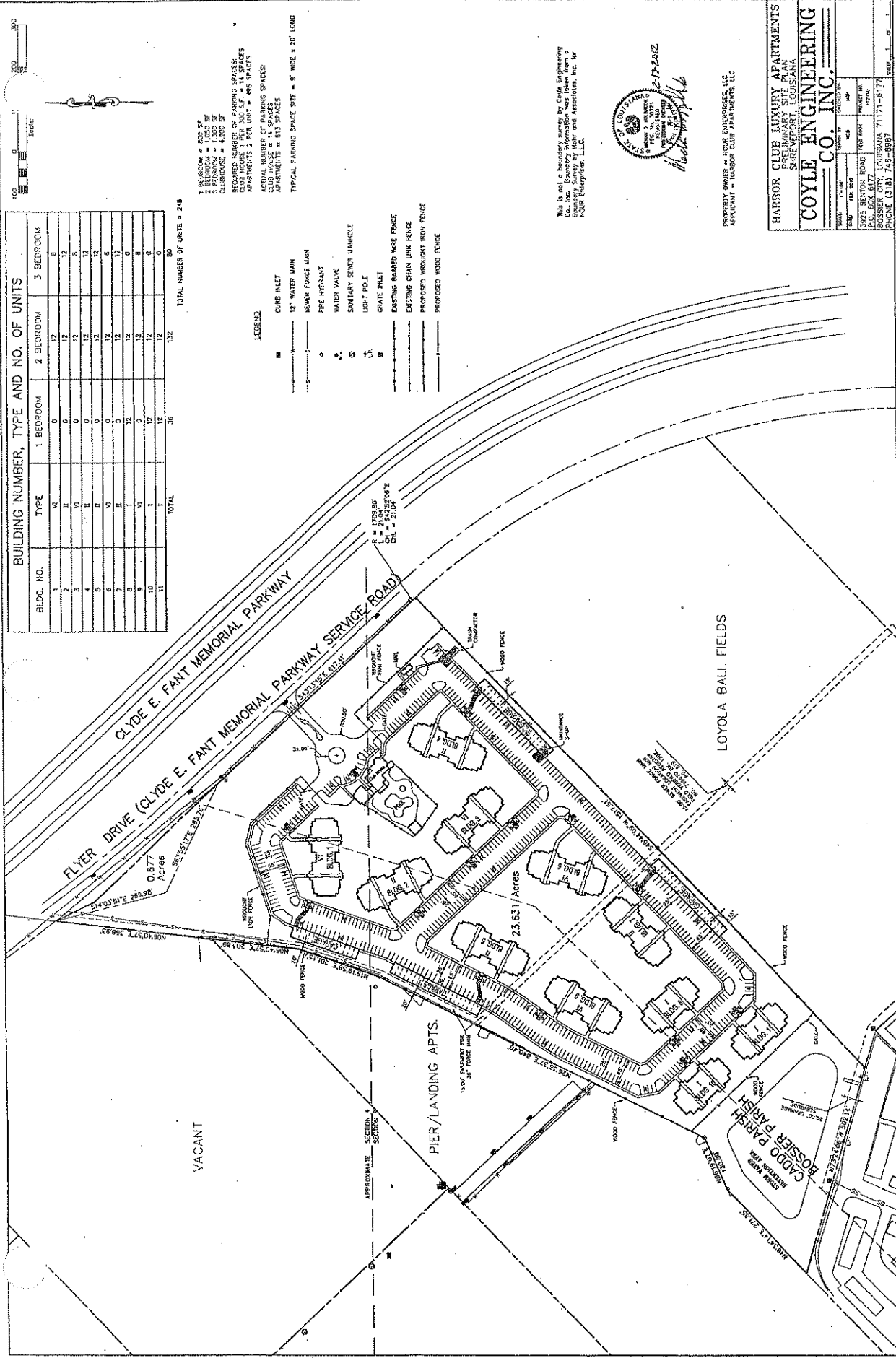
1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

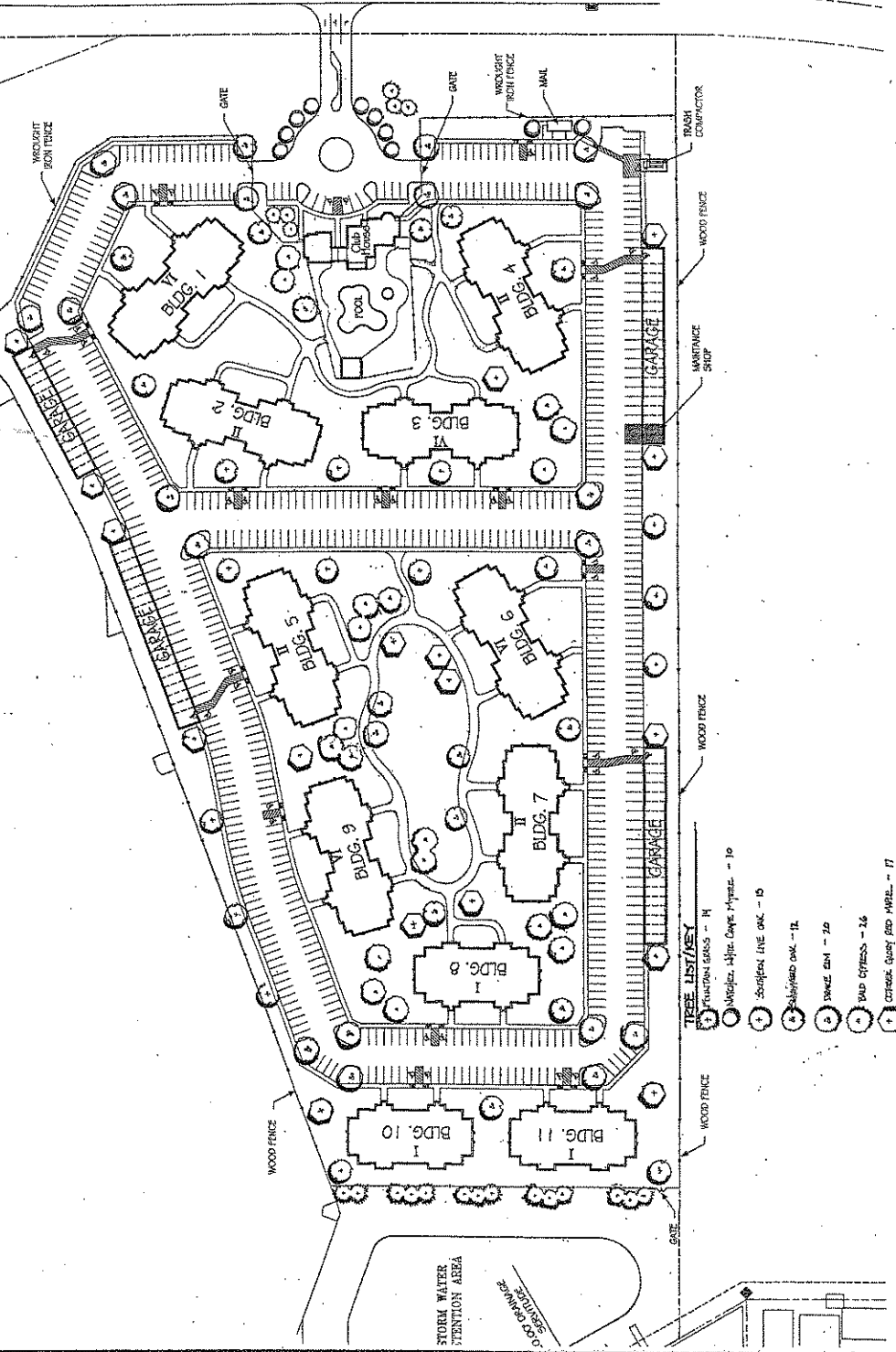
A Planning Commission approval is a use approval only. The applicant is responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to, the requirements of the Zoning Administrator, building permits, liquor licenses, the Parish Health Unit, and Certificated of Occupancy.







FLYER DRIVE (CLYDE E. FANT MEMORIAL PARKWAY SERVICE ROAD)



- TREE LIST/KEY**
- 1 PLANTING GRASS - 14
 - 2 WEDDING WALKWAY PLANTING - 10
 - 3 JOURNALIST PLANTING - 10
 - 4 PLANTING PLANT - 12
 - 5 PLANTING PLANT - 12
 - 6 PLANTING PLANT - 12
 - 7 PLANTING PLANT - 12
 - 8 PLANTING PLANT - 12
 - 9 PLANTING PLANT - 12
 - 10 PLANTING PLANT - 12
 - 11 PLANTING PLANT - 12

A LANDSCAPE PLAN FOR: **PIER LANDING APARTMENTS**
 OVERALL SITE / TREE PLAN
 SCALE: 1" = 10' - 0"
 DATE: 02/01/12
 DRAWN BY: JMS / JLC
 PHONE NUMBER: _____
 ADDRESS: _____
 HOUGLANDS LANDSCAPE ARCHITECTS, P.C.
 315-746-8833 • FAX 315-742-7690
 1000 W. 10TH STREET, SUITE 100, ALBANY, NY 12206

C-16-12

A LANDSCAPE PLAN FOR: THE LANDING APARTMENTS

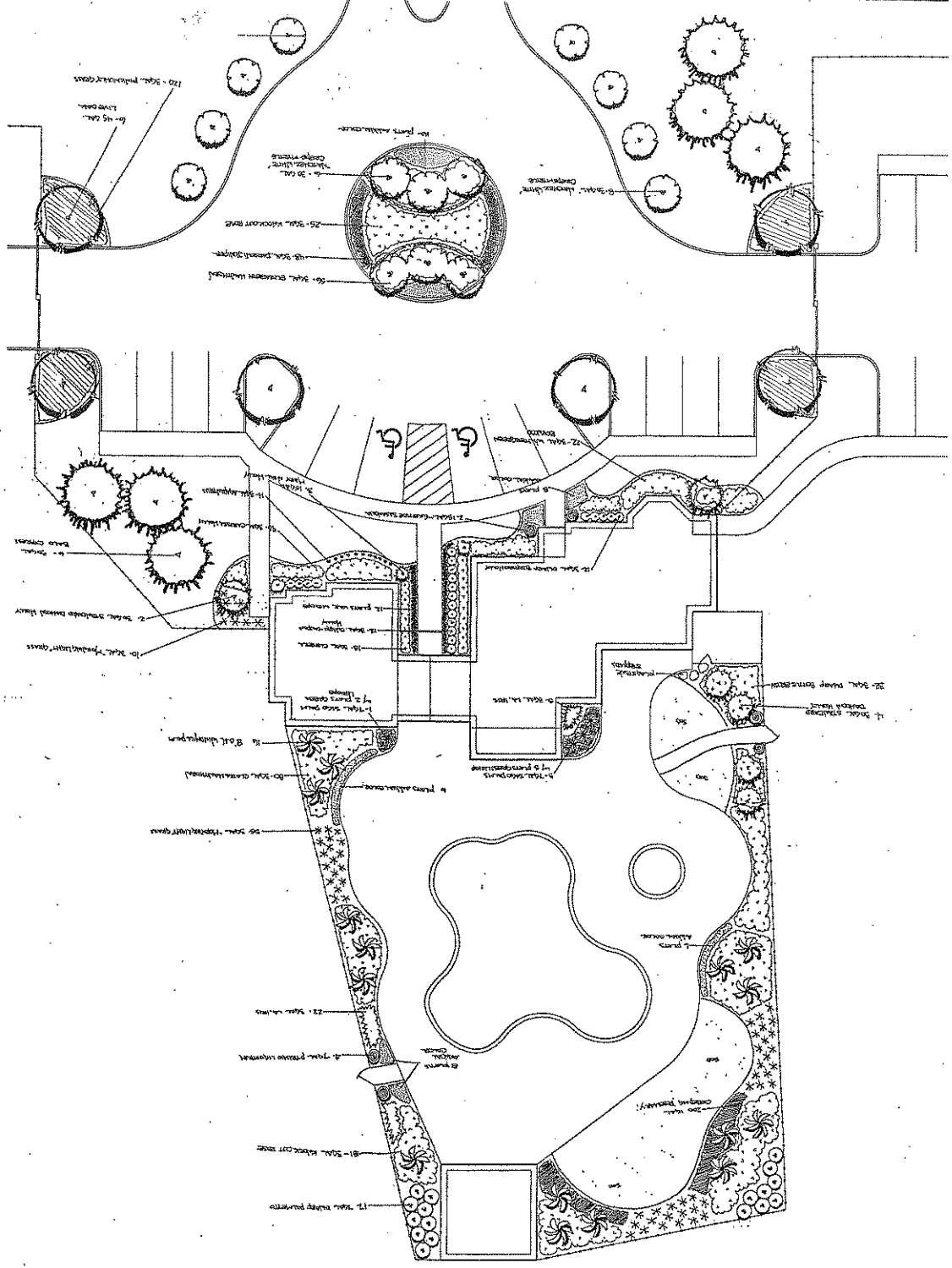
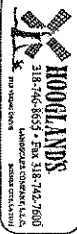
ADDRESS: CLAYBORNE & TUCKER


SCALE: 1" = 10' - 0"

PHONE NUMBER: _____

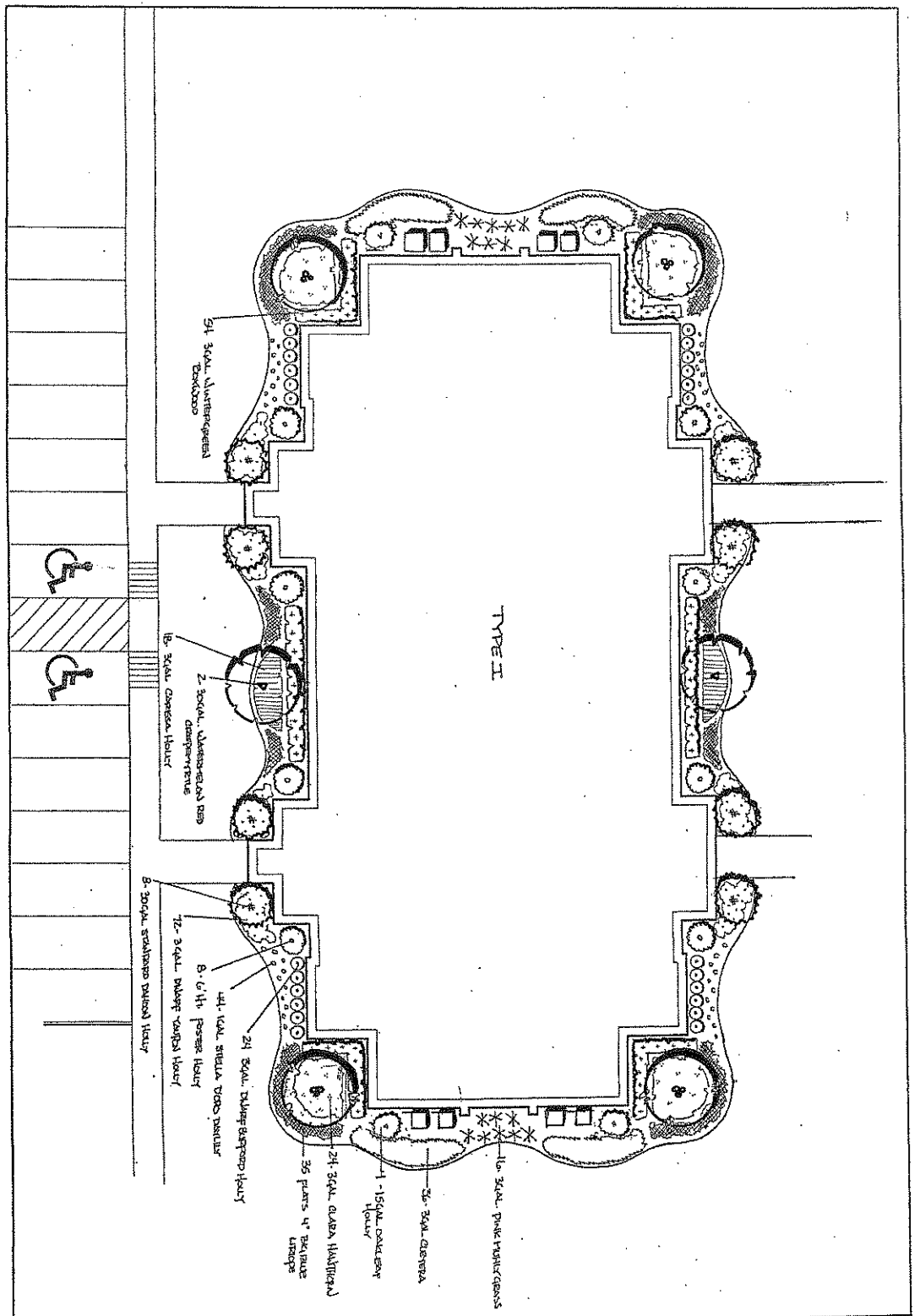
DATE: 2/10/12

DRAWN BY: JS/PC





HOGLANDS
318-746-8655 • FAX 318-742-1600
LANSCHSIEBEN CO. INC.
20500A CRYSTAL BLVD.
LAFAYETTE, LA 70508



APPLICATION: ✓ CITY CASE PARISH CASEAPPLICANT'S NAME: Harbor Club Apartments, LLC represented by Robert M. Aiello

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

Coyle Engineering Co., Inc.

PHONE: 746-8987(between 8:00 & 5:00

P. O. Box 6177, Bossier City, Louisiana

ZIP CODE: 71171-6177FAX # 742-1018

EXISTING ZONING:

R1-D

PROPOSED ZONING:

R-3

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒SITE PLAN ☒PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Multifamily ResidenceEXISTING USE: VacantIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: 11 apartment buildings, 4 garage buildings, and a clubhouse/officeREASON FOR APPLICATION (justification for zoning change): Construct apartmentsADDRESS OF SITE: Flyer Drive (Clyde E. Fant Memorial Parkway Service Road)ASSESSOR'S ACCOUNT NUMBER: BR0500000151942, BR0500000151939, 171309001015400, 171309001015800, 151942
Found on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: 23.631 acre tract located in Sections 4 and 9, Township 17 North, Range 13 West and a 0.677 acre tract located in Section 4, Township 17 North, Range 13 West, Caddo and Bossier Parishes (Refer to deeds).

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

NOUR Enterprises, LLC

Name
P. O. Box 1760, Shreveport, LA 71166

Name

Name

Address

Address

Address

Signature

Signature

Signature

Basel Kasabali, Managing Member

C- 16 - '12

STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: Harbor Club Apartments, LLC represented by Robert M. Aiello

NATURE AND DESCRIPTION OF BUSINESS: Multifamily - 248 unit apartment complex, 11 apartment buildings,
4 garage buildings, and a clubhouse

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 1,058,871 square feet

SQUARE FEET OF STRUCTURE(S) 4200 s.f.- clubhouse 800 s.f.- 1 bedroom unit 1050 s.f.- 2 bedroom unit
1300 s.f.- 3 bedroom unit

PARKING SPACES REQUIRED: 510 **SPACES PROVIDED:** 627

HOURS OF OPERATION (state proposed hours) _____
 To operate beyond these hours, you will need to check "Hours of
 Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE OF WATER?

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page
(second page of application packet).

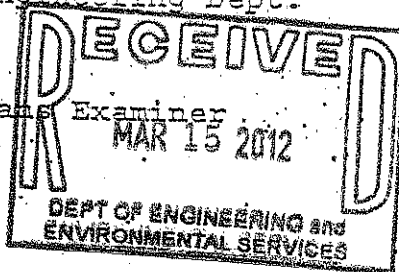
IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? Zone AE & X - Firm No. 22017C0477F, April 6, 2000

G- 16 . '12

C-16-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input checked="" type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | Cross Lake Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | City Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Parish Cases |
| | | Liquor Cases |



INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved.
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure _____
- ☒ Addition of a separate buildings _____
- ☐ No plot plan available at this time _____
- ☐ Misc. information: _____

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

*Draw Permit. Is Site to be gated?
Need gate entrance details if so. Right turn
lane to be considered.*

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON THIS CASE

BY 3-28-12

TO: Reggie Mims

RECEIVED
MAR 28 2011

METROPOLITAN PLANNING
COMMISSION

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
April 4, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 4, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Chris Washington, Vice Chairman
Lea Desmarteau, Secretary
Larry Ferdinand
Desi Sprawls
Dale Colvin
Bessie Smith
Mary Wilson
Mary Ruffins

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Ione Dean, Senior Planner
Judy Negrete, Management Assistant
Dara Sanders, Master Plan Administrator

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

None

Others Present

Jeff Everson (portion)
David Cox (portion)
Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MR. SPRAWLS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

- ▶ Presentation of plaque to out-going member Chris Washington
- ▶ Presentation of plaque to immediate past Chairman, Mary Ruffins
- ▶ Presentation by Like LaBas with the Shaw Group: Regional Utility District Master Plan

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the March 7, 2012 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS**, **WASHINGTON**, **COLVIN**, **SPRAWLS**, **FERDINAND**, and Meses. **SMITH**, **DESMARTEAU**, **DR. WILSON** and **RUFFINS**. Nays: None. Absent: **NONE**

▶ **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

DRAFT

DRAFT

CASE NO. C-16-12: 2500 blk Flyer Dr
HARBOR CLUB APARTMENTS, L.L.C.
Nour Enterprises, L.L.C.
SE side of Flyer Drive, 2,400' east of Shreveport-Barksdale Hwy
R-1D to R-3
Apartments, or other uses permitted within this zoning classification

Representative and/or support:

Mr. Robert Aiello (300 Benton Road, Bossier City LA 71111)
Michael Holbroth Coyle Engineering (3925 Benton Road, Bossier City LA 71111)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MR. FERDINAND to recommend approval this application as submitted subject to compliance with the following stipulation.

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND, and Meses. SMITH, DESMARTEAU, DR. WILSON and RUFFINS. Nays: None. Absent: NONE